



November 30, 2012

Ms. Kate Thompson
241 Waubesa Street
Madison, Wisconsin 53704

RE: Results of Soil Sampling
241 Waubesa Street
Madison, Wisconsin

Dear Ms. Thompson:

On November 1, 2012, RJN Environmental Services, LLC ("RJN") collected soil samples from two locations in the back yard of your property, on behalf of its client, Madison-Kipp Corporation. Sample locations were approximately 10 feet from the northern property line, and 10 feet from the southern property line; both sample locations were approximately 2 feet west of the rear property line. Two samples were collected at each location: one at a depth of 0 to 1 foot, and one at a depth of 3 to 4 feet. The soil samples were collected consistent with a sampling procedure that was previously approved by the Wisconsin Department of Natural Resources ("WDNR"). The samples were forwarded to an environmental laboratory to be analyzed for polychlorinated biphenyls ("PCBs").

The following table presents the results of the analyses (in mg/kg – parts per million). The table also lists the WDNR Non-Industrial Direct Contact Residual Contaminant Level ("RCL") and the U.S. Environmental Protection Agency's ("EPA") High Occupancy Cleanup Level.

SAMPLE NAME	WDNR DIRECT	EPA HIGH	241-N	241-N	241-S	241-S
SAMPLE DEPTH	CONTACT RCL	OCCUPANCY	0 – 1'	3 – 4'	0 – 1'	3 – 4'
		CLEANUP				
		LEVEL				
Aroclor-1242	0.222	1.0	ND	ND	ND	ND
Aroclor-1248	0.222	1.0	ND	ND	ND	ND
Aroclor-1254	0.222	1.0	0.700	0.081	0.023	0.013
Aroclor-1260	0.222	1.0	ND	ND	ND	ND

A copy of the laboratory reports is included as Attachment A.

Madison-Kipp is currently working with the WDNR and USEPA to determine the appropriate investigation and/or remedial response activities. Earlier samples, collected less than 10 feet west of

the above samples, had concentrations below the WDNR's Non-Industrial Direct Contact RCL and EPA's High Occupancy Cleanup Level.

If you have any questions about these results, you may contact Henry Nehls-Lowe, Division of Public Health, Wisconsin Department of Health Services, at (608) 266-3479 or Michael Schmoller of the WDNR at (608) 275-3303.

These results have been provided to the WDNR, and by copy of this letter, to Attorney Berger.

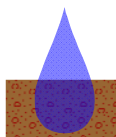
If you have any questions, please call.

Sincerely,
RJN ENVIRONMENTAL SERVICES, LLC



Robert J. Nauta, P.G.
Hydrogeologist

cc: Michael Schmoller – WDNR
Henry Nehls-Lowe, M.P.H. - WDOH
Norman Berger, Esq.
David A. Crass, Esq.



ATTACHMENT A
LABORATORY REPORT

Client Sample Results

Client: RJN Environmental Services LLC
Project/Site: MadisonKipp - 09-101

TestAmerica Job ID: 500-51992-1

Client Sample ID: 245S 3-4

Lab Sample ID: 500-51992-16

Date Collected: 11/01/12 10:45

Matrix: Solid

Date Received: 11/02/12 10:00

Percent Solids: 86.9

Method: 8082 - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	<320		910	320	ug/Kg	☼	11/11/12 13:36	11/14/12 09:56	50
PCB-1221	<400		910	400	ug/Kg	☼	11/11/12 13:36	11/14/12 09:56	50
PCB-1232	<400		910	400	ug/Kg	☼	11/11/12 13:36	11/14/12 09:56	50
PCB-1242	<300		910	300	ug/Kg	☼	11/11/12 13:36	11/14/12 09:56	50
PCB-1248	5300		910	360	ug/Kg	☼	11/11/12 13:36	11/14/12 09:56	50
PCB-1254	<200		910	200	ug/Kg	☼	11/11/12 13:36	11/14/12 09:56	50
PCB-1260	<450		910	450	ug/Kg	☼	11/11/12 13:36	11/14/12 09:56	50

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
Tetrachloro-m-xylene	0	D	50 - 116	11/11/12 13:36	11/14/12 09:56	50
DCB Decachlorobiphenyl	0	D	48 - 142	11/11/12 13:36	11/14/12 09:56	50

Client Sample ID: 241N 0-1

Lab Sample ID: 500-51992-17

Date Collected: 11/01/12 10:55

Matrix: Solid

Date Received: 11/02/12 10:00

Percent Solids: 81.3

Method: 8082 - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	<70		200	70	ug/Kg	☼	11/11/12 13:36	11/14/12 10:10	10
PCB-1221	<87		200	87	ug/Kg	☼	11/11/12 13:36	11/14/12 10:10	10
PCB-1232	<86		200	86	ug/Kg	☼	11/11/12 13:36	11/14/12 10:10	10
PCB-1242	<65		200	65	ug/Kg	☼	11/11/12 13:36	11/14/12 10:10	10
PCB-1248	<78		200	78	ug/Kg	☼	11/11/12 13:36	11/14/12 10:10	10
PCB-1254	700		200	43	ug/Kg	☼	11/11/12 13:36	11/14/12 10:10	10
PCB-1260	<97		200	97	ug/Kg	☼	11/11/12 13:36	11/14/12 10:10	10

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
Tetrachloro-m-xylene	93		50 - 116	11/11/12 13:36	11/14/12 10:10	10
DCB Decachlorobiphenyl	117		48 - 142	11/11/12 13:36	11/14/12 10:10	10

Client Sample ID: 241N 3-4

Lab Sample ID: 500-51992-18

Date Collected: 11/01/12 11:10

Matrix: Solid

Date Received: 11/02/12 10:00

Percent Solids: 84.7

Method: 8082 - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	<6.9		19	6.9	ug/Kg	☼	11/11/12 13:36	11/13/12 15:00	1
PCB-1221	<8.5		19	8.5	ug/Kg	☼	11/11/12 13:36	11/13/12 15:00	1
PCB-1232	<8.5		19	8.5	ug/Kg	☼	11/11/12 13:36	11/13/12 15:00	1
PCB-1242	<6.4		19	6.4	ug/Kg	☼	11/11/12 13:36	11/13/12 15:00	1
PCB-1248	<7.6		19	7.6	ug/Kg	☼	11/11/12 13:36	11/13/12 15:00	1
PCB-1254	81		19	4.2	ug/Kg	☼	11/11/12 13:36	11/13/12 15:00	1
PCB-1260	<9.5		19	9.5	ug/Kg	☼	11/11/12 13:36	11/13/12 15:00	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
Tetrachloro-m-xylene	61		50 - 116	11/11/12 13:36	11/13/12 15:00	1
DCB Decachlorobiphenyl	93		48 - 142	11/11/12 13:36	11/13/12 15:00	1

TestAmerica Chicago

Client Sample Results

Client: RJN Environmental Services LLC
Project/Site: MadisonKipp - 09-101

TestAmerica Job ID: 500-51992-1

Client Sample ID: 241S 0-1

Lab Sample ID: 500-51992-19

Date Collected: 11/01/12 11:20

Matrix: Solid

Date Received: 11/02/12 10:00

Percent Solids: 80.7

Method: 8082 - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	<7.1		20	7.1	ug/Kg	☼	11/11/12 13:36	11/13/12 15:14	1
PCB-1221	<8.8		20	8.8	ug/Kg	☼	11/11/12 13:36	11/13/12 15:14	1
PCB-1232	<8.7		20	8.7	ug/Kg	☼	11/11/12 13:36	11/13/12 15:14	1
PCB-1242	<6.6		20	6.6	ug/Kg	☼	11/11/12 13:36	11/13/12 15:14	1
PCB-1248	<7.9		20	7.9	ug/Kg	☼	11/11/12 13:36	11/13/12 15:14	1
PCB-1254	23		20	4.3	ug/Kg	☼	11/11/12 13:36	11/13/12 15:14	1
PCB-1260	<9.8		20	9.8	ug/Kg	☼	11/11/12 13:36	11/13/12 15:14	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
Tetrachloro-m-xylene	62		50 - 116	11/11/12 13:36	11/13/12 15:14	1
DCB Decachlorobiphenyl	94		48 - 142	11/11/12 13:36	11/13/12 15:14	1

Client Sample ID: 241S 3-4

Lab Sample ID: 500-51992-20

Date Collected: 11/01/12 11:30

Matrix: Solid

Date Received: 11/02/12 10:00

Percent Solids: 86.7

Method: 8082 - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	<6.8		19	6.8	ug/Kg	☼	11/11/12 13:36	11/13/12 15:28	1
PCB-1221	<8.4		19	8.4	ug/Kg	☼	11/11/12 13:36	11/13/12 15:28	1
PCB-1232	<8.3		19	8.3	ug/Kg	☼	11/11/12 13:36	11/13/12 15:28	1
PCB-1242	<6.3		19	6.3	ug/Kg	☼	11/11/12 13:36	11/13/12 15:28	1
PCB-1248	<7.5		19	7.5	ug/Kg	☼	11/11/12 13:36	11/13/12 15:28	1
PCB-1254	13 J		19	4.1	ug/Kg	☼	11/11/12 13:36	11/13/12 15:28	1
PCB-1260	<9.4		19	9.4	ug/Kg	☼	11/11/12 13:36	11/13/12 15:28	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
Tetrachloro-m-xylene	63		50 - 116	11/11/12 13:36	11/13/12 15:28	1
DCB Decachlorobiphenyl	89		48 - 142	11/11/12 13:36	11/13/12 15:28	1

Client Sample ID: 233N 0-1

Lab Sample ID: 500-51992-21

Date Collected: 11/01/12 11:45

Matrix: Solid

Date Received: 11/02/12 10:00

Percent Solids: 75.2

Method: 8082 - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	<7.7		22	7.7	ug/Kg	☼	11/09/12 15:50	11/12/12 16:20	1
PCB-1221	<9.6		22	9.6	ug/Kg	☼	11/09/12 15:50	11/12/12 16:20	1
PCB-1232	<9.5		22	9.5	ug/Kg	☼	11/09/12 15:50	11/12/12 16:20	1
PCB-1242	<7.1		22	7.1	ug/Kg	☼	11/09/12 15:50	11/12/12 16:20	1
PCB-1248	<8.6		22	8.6	ug/Kg	☼	11/09/12 15:50	11/12/12 16:20	1
PCB-1254	64		22	4.7	ug/Kg	☼	11/09/12 15:50	11/12/12 16:20	1
PCB-1260	<11		22	11	ug/Kg	☼	11/09/12 15:50	11/12/12 16:20	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
Tetrachloro-m-xylene	43	X	50 - 116	11/09/12 15:50	11/12/12 16:20	1
DCB Decachlorobiphenyl	76		48 - 142	11/09/12 15:50	11/12/12 16:20	1

TestAmerica Chicago

Definitions/Glossary

Client: RJN Environmental Services LLC
Project/Site: MadisonKipp - 09-101

TestAmerica Job ID: 500-51992-1

Qualifiers

GC Semi VOA

Qualifier	Qualifier Description
X	Surrogate is outside control limits
D	Surrogate or matrix spike recoveries were not obtained because the extract was diluted for analysis; also compounds analyzed at a dilution may be flagged with a D.
J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
☼	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CNF	Contains no Free Liquid
DER	Duplicate error ratio (normalized absolute difference)
DL, RA, RE, IN	Indicates a Dilution, Reanalysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision level concentration
EDL	Estimated Detection Limit
EPA	United States Environmental Protection Agency
MDA	Minimum detectable activity
MDC	Minimum detectable concentration
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
ND	Not detected at the reporting limit (or MDL or EDL if shown)
PQL	Practical Quantitation Limit
QC	Quality Control
RER	Relative error ratio
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)

TestAmerica

THE LEADER IN ENVIRONMENTAL TESTING

2417 Bond Street, University Park, IL 60484
Phone: 708.534.5200 Fax: 708.534.5211

Report To (optional)
Contact: BOB NAUTA
Company: RJN ENQ. SVC.
Address: 4631 COUNTY RD. A
Address: OREGON, WI 53575
Phone: 608.576.3001
Fax:
E-Mail:

Bill To (optional)
Contact: MADISON-KIPP
Company:
Address:
Address:
Phone:
Fax:
PO#/Reference#

Chain of Custody Record

Lab Job #: 500-5992
Chain of Custody Number:
Page 1 of 3
Temperature °C of Cooler: 3.9

Client <u>RJN ENQ. SVC.</u>		Client Project # <u>09-101</u>		Preservative <u>8</u>																Preservative Key 1. HCL, Cool to 4° 2. H2SO4, Cool to 4° 3. HNO3, Cool to 4° 4. NaOH, Cool to 4° 5. NaOH/Zn, Cool to 4° 6. NaHSO4 7. Cool to 4° 8. None 9. Other	
Project Name <u>MADISON-KIPP CORP</u>				Parameter																	
Project Location/State <u>WI</u>				Lab Project #																	
Sampler <u>NAUTA</u>				Lab PM																	
Lab ID	MS/MSD	Sample ID	Date	Time	# of Containers	Matrix															Comments
1		249N 0-1	11/1	0805	2	S	X														
2		249N 3-4		0820			X														
3		249S 0-1		0830			X														
4		249S 2-3		0835			X														
5		257N 0-1		0850			X														
6		257N 3-4		0900			X														
7		257S 0-1		0905			X														
8		257S 3-4		0915			X														
9		253N 0-1		0930			X														
10		253N 3-4		0935			X														

Turnaround Time Required (Business Days)

☐ 1 Day ☐ 2 Days ☐ 5 Days ☐ 7 Days ☐ 10 Days ☐ 15 Days ☐ Other

Requested Due Date

Sample Disposal

☐ Return to Client

☐ Disposal by Lab

☐ Archive for _____ Months

(A fee may be assessed if samples are retained longer than 1 month)

Relinquished By <u>[Signature]</u>	Company <u>RJN</u>	Date <u>11/1/12</u>	Time <u>1330</u>	Received By <u>[Signature]</u>	Company <u>TK</u>	Date <u>11/2/12</u>	Time <u>1000</u>
Relinquished By	Company	Date	Time	Received By	Company	Date	Time
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

Lab Courier	
Shipped	<u>FX</u>
Hand Delivered	

Matrix Key
WW - Wastewater
W - Water
S - Soil
SL - Sludge
MS - Miscellaneous
OL - Oil
A - Air
SE - Sediment
SO - Soil
L - Leachate
WI - Wipe
DW - Drinking Water
O - Other

Client Comments

Lab Comments:

TestAmerica

THE LEADER IN ENVIRONMENTAL TESTING

2417 Bond Street, University Park, IL 60484
Phone: 708.534.5200 Fax: 708.534.5211

Report To (optional)
Contact: BOB NAUTA
Company: RVN ENV. SVC.
Address: 4631 CR A
Address: DRECON, WI 53575
Phone: 608.576.3001
Fax: _____
E-Mail: _____

Bill To (optional)
Contact: MADISON-KIPP
Company: _____
Address: _____
Address: _____
Phone: _____
Fax: _____
PO#/Reference#: _____

Chain of Custody Record

Lab Job #: 500-51992

Chain of Custody Number: _____

Page 2 of 3

Temperature °C of Cooler: _____

Client <u>RVN ENV. SVC.</u>		Client Project # <u>09-101</u>		Preservative <u>8</u>																Preservative Key 1. HCL, Cool to 4° 2. H2SO4, Cool to 4° 3. HNO3, Cool to 4° 4. NaOH, Cool to 4° 5. NaOH/Zn, Cool to 4° 6. NaHSO4 7. Cool to 4° 8. None 9. Other	
Project Name <u>MADISON-KIPP CORP</u>				Parameter																	
Project Location/State <u>WI</u>				Lab Project #																	
Sampler <u>NAUTA</u>				Lab PM																	
Lab ID	MS/MSD	Sample ID	Date	Time	# of Containers	Matrix															Comments
11		2535 0-1	11/1	0945	2	S	X														
12		2535 3-4		1000			X														
13		245 N 0-1		1010			X														
14		245 N 3-4		1020			X														
15		245 S 0-1		1030			X														
16		245 S 3-4		1045			X														
17		241 N 0-1		1055			X														
18		241 N 3-4		1110			X														
19		241 S 0-1		1120			X														
20		241 S 3-4		1130			X														

Turnaround Time Required (Business Days)

___ 1 Day ___ 2 Days ___ 5 Days ___ 7 Days ___ 10 Days ___ 15 Days ___ Other

Requested Due Date

Sample Disposal

☐ Return to Client

☐ Disposal by Lab

☐ Archive for ___ Months

(A fee may be assessed if samples are retained longer than 1 month)

Relinquished By <u>[Signature]</u>	Company <u>RVN</u>	Date <u>11/1/12</u>	Time <u>1330</u>	Received By <u>[Signature]</u>	Company <u>TA</u>	Date <u>11/2/12</u>	Time <u>1000</u>
Relinquished By	Company	Date	Time	Received By	Company	Date	Time
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

Lab Courier

Shipped EX

Hand Delivered

Matrix Key

WW - Wastewater SE - Sediment
W - Water SO - Soil
S - Soil L - Leachate
SL - Sludge WL - Wipe
MS - Miscellaneous DW - Drinking Water
OL - Oil O - Other
A - Air

Client Comments

Lab Comments:

TestAmerica

THE LEADER IN ENVIRONMENTAL TESTING

2417 Bond Street, University Park, IL 60484
Phone: 708.534.5200 Fax: 708.534.5211

Report To (optional)
Contact: BOB NAUTA
Company: RVN ENV. SLC.
Address: 4631 CR A
OREGON, WI 53575
Phone: _____
Fax: _____
E-Mail: _____

Bill To (optional)
Contact: MADISON - KIPP
Company: _____
Address: _____
Phone: _____
Fax: _____
PO#/Reference#: _____

Chain of Custody Record

Lab Job #: 500-51992
Chain of Custody Number: _____
Page 3 of 3
Temperature °C of Cooler: _____

Client <u>RVN ENV. SLC.</u>		Client Project # <u>09-101</u>		Preservative <u>B</u>																Preservative Key 1. HCL, Cool to 4° 2. H2SO4, Cool to 4° 3. HNO3, Cool to 4° 4. NaOH, Cool to 4° 5. NaOH/Zn, Cool to 4° 6. NaHSO4 7. Cool to 4° 8. None 9. Other	
Project Name <u>MADISON KIPP CORP</u>				Parameter <u>PCB</u>																	
Project Location/State <u>WI</u>				Lab Project #																	
Sampler <u>NAUTA</u>				Lab PM																	
Lab ID	MS/MSD	Sample ID	Date	Time	# of Containers	Matrix															Comments
21		233N 0-1	11/1	1145	2	S	X														
22		233S 0-1	↓	1150	2	S	X														
23		233S 3-4	↓	1200	2	S	X														

Turnaround Time Required (Business Days)

___ 1 Day ___ 2 Days ___ 5 Days ___ 7 Days ___ 10 Days ___ 15 Days ___ Other

Sample Disposal

☐ Return to Client

☐ Disposal by Lab

☐ Archive for ___ Months

(A fee may be assessed if samples are retained longer than 1 month)

Relinquished By <u>[Signature]</u>	Company <u>RVN</u>	Date <u>11/1/12</u>	Time <u>1330</u>	Received By <u>[Signature]</u>	Company <u>TA</u>	Date <u>11/2/12</u>	Time <u>1000</u>
Relinquished By	Company	Date	Time	Received By	Company	Date	Time
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

Lab Courier	
Shipped	<u>FX</u>
Hand Delivered	

Matrix Key
WW - Wastewater SE - Sediment
W - Water SO - Soil
S - Soil L - Leachate
SL - Sludge WI - Wipe
MS - Miscellaneous DW - Drinking Water
OL - Oil O - Other
A - Air

Client Comments

Lab Comments: